

Planning Committee

Minutes of meeting held remotely on 23 March 2021 at 6.00 pm.

Present:

Councillor Jim Murray (Chair).

Councillors Peter Diplock (Deputy-Chair), Robin Maxted, Paul Metcalfe MBE, Md. Harun Miah, Colin Murdoch, Barry Taylor and Candy Vaughan.

Officers in attendance:

Leigh Palmer (Head of Planning First), Neil Collins (Senior Specialist Advisor for Planning), Helen Monaghan (Lawyer, Planning) and Emily Horne (Committee Officer)

62 Welcome and Introductions

The Chair introduced members of the Committee via roll call, and officers those present during the remote meeting.

63 Apologies for absence and notification of substitute members

Apologies for absence had been received from Councillor Jane Lamb. Councillor Paul Metcalfe confirmed he was acting as substitute for Councillor Jane Lamb.

64 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

There were none.

65 Minutes of the meeting held on 23 February 2021

The minutes of the meeting held on 23 February 2021 were submitted and approved as a correct record, and the Chair was authorised to sign them.

66 Urgent items of business.

There were none.

67 Ocklyne Chalk Pit. ID: 200855

Outline application with all matters reserved for siting of 18 residential units – **RATTON.**

The Senior Specialist Advisor – Planning, explained that the application was deferred at the Planning Committee meeting held on 23 February 2021 at the request of the members to carry out a site visit to decide if in principle the site could accommodate 18 dwellings.

It was confirmed that the site visit took place on 6 March 2021, in accordance with Covid-19 rules, and that the consultation response from the County Ecologist had been disseminated to the Committee for consideration.

Members were of a mixed opinion, stating the site was oppressive, lacked daylight and would be better suited to industrial or commercial use. Whilst other Members felt the site was ideal for housing and had good road access.

The Committee were reminded that if consent was granted, a reserved matters application would be brought to the committee for additional consideration and would involve: layout, design, landscaping, drainage, flood risk, tree removal/works, sustainability, ecology assessment/mitigation and affordable housing.

Councillor Maxted proposed a motion to approve the application in line with the officers' recommendation. This was seconded by Councillor Diplock and was carried. Councillor Taylor requested that there be a named vote and this was approved.

RESOLVED: (by 5 votes for (Councillors Diplock, Maxted, Miah, Murray and Vaughan) **and 3 votes against** (Councillors Metcalfe, Murdoch and Taylor) that outline planning permission be granted, with all matters reserved for siting of 18 residential units, subject to a S106 legal agreement securing affordable housing; local labour agreement and the remaining conditions set out in the report.

68 Planning Enforcement Policy

The Head of Planning First presented his report on the Planning Enforcement Policy. He explained that the purpose of the proposed policy was to publicise the Council's approach in the management and guidance of planning enforcement matters.

A written representation supporting the policy was read aloud by the by the Head of Planning First on behalf of Mr Scard, Chair of Meads Community Association. The speech proposed an amendment to the policy referred to in paragraph 6.13 of Appendix 1. It was recommended the word 'invite' be replaced with 'inform the developer that there has been a planning breach and that retrospective planning consent is required which does not imply that consent will be granted and the development regularised', and this was supported by Members.

The Committee welcomed the Planning Enforcement Policy and requested that in addition to the change above, it also include guidance on notifying ward members when a formal complaint about a breach of planning control had

been made.

Resolved (unanimously):

1. That the contents of the report be noted; and
2. That Cabinet be recommended to approve the new Planning Enforcement Policy as set out in Appendix 1, subject to replacing the word 'invite' with 'inform the developer that there has been a planning breach and that retrospective planning consent is required which does not imply that consent will be granted and the development regularised' as set out in paragraph 6.13 of the proposed policy, and include guidance on notifying ward members when a formal complaint about a breach of planning control had been made.

69 Date of Next Meeting

Resolved:

That the next meeting of the Planning Committee which is scheduled to commence at 6:00pm on Tuesday, 20 April 2021 in a virtual capacity, via Microsoft Teams, and in accordance with section 78 of the Coronavirus Act 2020 and section 13 of the related regulations, be noted.

The meeting ended at 6.47 pm

Councillor Jim Murray (Chair)